Functionality Comparison Between IMPACT and CAAS

The IMPACT system uses current, web-based technology to provide Computer Assisted Mass Appraisal (CAMA) and assessment functionality to Assessors' offices and state appraisal staff for both real and personal property. It is a system distinct from CAAS (not simply an upgrade of CAAS), and as such has a different look and feel. Some functions are performed in a different way. The data from CAAS is converted for use in IMPACT, so the majority of data will be familiar, though some of it is presented in a different manner and some terminology is different.

The information provided in this document compares the major functionality between CAAS III, CAAS IV and IMPACT.

General Functionality

Function	CAAS III/IV	IMPACT
Real Property Search	CAAS III - Search by Parcel ID, Address, Owner; CAAS IV - Search by Parcel ID, Address, Owner, Subdivision, Book/Page	Search by Parcel ID, Address, Owner, Subdivision, Book/Page, GISLINK, City Code, Tax District, Property Type, Neighborhood
Personal Property Search	Search by Account ID, Address, Business Name, Business Code	Search by Account ID, Address, Business Name, Business Code, Lessor, DBA, In Care Of, Account Status, City Code, Tax District, Receipt #
Reporting - Basic Search	CAAS III - No reporting capabilities in main system (handled through CAAS Local Assessor System); CAAS IV - Basic Search for commonly used searches; various reports available to county users	Advanced Search in the inquiry module provides for the most commonly used searches comparable to the Basic Search in CAAS; can save and recall search setups; user can create saved lists for use in editing or in reports; Separate Batch Reports module provides many reports patterned after CAAS reports that can be run by county users
Reporting - Advanced Search	CAAS III - No reporting capabilities in main system (handled through CAAS Local Assessor System); CAAS IV - Advanced Search allows combinations of up to 16 search criteria from tables containing parcel data; search parameters may be saved and recalled	iQuery module allows combinations of search criteria from real and PP tables, with no set limit to the number of fields allowed in a search; allows the user to specify output fields; allows editing of parcels from the list of search results; parameters can be saved and recalled; user can create saved lists for use in editing or in reports
Tax Years	CAAS III - Single tax year (plus futures) available *(multiple years available in CAAS Local Assessor System);* CAAS IV - Multiple tax years available	Multiple tax years available

Function	CAAS III/IV	IMPACT
OSAP data	No direct access to public utility assessment data from the Office of State Assessed Properties	Inquiry access within the system to public utility assessment data from the Office of State Assessed Properties
SBOE data	No direct access to appeal and exemption data from the State Board of Equalization	Inquiry access within the system to appeal and exemption data from the State Board of Equalization
Data Entry Method	CAAS III - Keyboard entry only; CAAS IV - Data entry using keyboard and/or mouse	Data entry using keyboard and/or mouse
Navigation Within a Screen	CAAS III - Tab or Enter key on keyboard; CAAS IV - Mouse or Tab key on keyboard	Mouse or Tab key on keyboard
Navigation to Other Screens	CAAS III - Keyboard entry of screen number; CAAS IV - Navigate to other screens using mouse, keyboard shortcuts or "GoTo" popup screen	Navigate to other transactions (groups of screens) using mouse; navigate to other tabs (screens) within a transaction using mouse or keyboard shortcuts
Help System	CAAS III - No online Help, printed manual only; CAAS IV - Context-sensitive online Help	Context-sensitive online Help
Data Downloads	CAAS III - Downloads requested through DPA; CAAS IV - Text files in set formats can be downloaded for selected records	Downloads of user-specified fields for selected records can be downloaded as text, Excel, XML and HTML files

GIS Functionality

GIS Functionality	No embedded GIS functionality	Includes embedded GIS functionality to view and identify selected parcels, navigate the map, print or export the map, and create saved lists of parcels for editing or batch update from a map selection
MapViewer	Standalone MapViewer application is supported with data extracted from CAAS; also connects to data directly in the CAAS local assessor file for some functions	Standalone MapViewer application is supported with data extracted from IMPACT; as there is no corresponding local assessor file with IMPACT, the 3 features of MapViewer that will not be available are the property record card, sales statistics and View CAAS Selection tool; all other functions remain. *Note: In addition to MapViewer, the iField data collection module will be integrated with the free ESRI tool ArcGIS Explorer, which will provide a level of mobile GIS viewing capability. This GIS functionality will interact with the field data collection module.*

Function	CAAS III/IV	IMPACT

Real Property

Function	CAAS III/IV	IMPACT
Field Data Inquiry	CAAS Local Assessor System provides county-wide inquiry capabilties in the field	iField module provides data inquiry (and update) capabilties in the field for parcels identified for field visits
Field Data Collection	No field data collection capabilities exist	iField module provides data update capabilties in the field for parcels identified for field visits; runs on a laptop or tablet PC (tablet PC required for optional field sketching capability); integration with GIS through free ArcGIS Explorer tool
Building Permits	CAAS III - Can enter one permit number per card; CAAS IV - Can enter multiple permit numbers and dates per parcel	Can manage and track mulitple permit records per parcel including permit number, date, amount, purpose, status, date completed and other information
Building Sketch	CAAS III - Vector-based sketches generated by data entry of sketch "coding" text; CAAS IV - Graphical building sketches using integrated Apex sketch software (version 3); provides ability to sketch visually using mouse or keyboard	Graphical building sketches using integrated Apex sketch software (version 5); provides ability to sketch visually using mouse or keyboard
Sketchable Items	Buildings	Buildings, plus certain outbuildings and yard items
Property Record Cards	One-page card for most parcels having no more than one major improvement	Separate Residential and Commercial cards to reflect different data on improvements; Two-page card (or one sheet front & back) for most Residential parcels having no more than one major improvement; Four-page card (or two sheets front & back) for most Commercial parcels having no more than one major improvement

Additionally, a Parcel Overview Report is provided in the inquiry module that provides a simple, typically two-page document (including sketch) for most parcels that will be useful for providing to the public. |

Function	CAAS III/IV	IMPACT
Property Record Card Print	Cards printed centrally and shipped weekly by the state to the county for parcels changed that week; entire sets printed in reappraisal	Primarily paperless approach recommended; county encouraged to print cards locally on-demand only when needed (such as for field review, customer assistance, etc.); central printing of entire sets of cards provided at a cost (one set upon conversion provided at no cost, if desired)
Conversion Values	N/A	Parcels are converted with an override value matching the CAAS value; additionally, a factor is computed for each building to adjust the calculated value as closely as possible to the CAAS value (with minor variations due to rounding); values will not change in conversion; as value items are changed on a parcel, the user will remove the override and use the calculated value
Value Calculations	CAAS methodology	Tyler/CLT methodology; detailed documentation from the vendor is available; DPA will also put together a streamlined document outlining the major points

Note: Since the value calculation in IMPACT is different from CAAS, it will naturally take some time for users to learn and become comfortable with the new methodology. |
| Land Calculations | CAAS methodology | Mimics CAAS methodology upon conversion (with the exception of a slight variation on small tracts with acreage having 2 decimals) |
| Land Factors | CAAS III - Factors for Flood, Location, Size, Depth, Condition; CAAS IV - Factors for Flood, Topo, Location, Size, Depth, Condition | Factors for Flood, Topo, Location, Size, Depth, Condition |

Function	CAAS III/IV	IMPACT
Building Calculations	CAAS methodology	Residential Dwellings - Fewer attributes necessary to drive value; some structural elements are no longer needed, but are converted for historical purposes Commercial Buildings - Different attributes that drive value; some structural elements are no longer needed, but are converted for historical purposes
Extra Feature Calculations	CAAS methodology	Mimics CAAS methodology upon conversion, with the exception that the cost rates are more precise in IMPACT on items where the rates vary based on size *Note: Extra Features are termed Outbuildings and Yard Items (OBY) in IMPACT.*
Future Year Changes	Copy entire parcel to future for entering the changes	Copy only the pertinent data to the future for entering the changes, or else copy the entire parcel to the future
Ownership Changes	CAAS III - Copy parcel to future and enter new ownership and sale data; CAAS IV - Enter new ownership and sale on current year parcel, or copy parcel to future and enter new ownership and sale data	Copy owner record or entire parcel to future and enter new ownership and sale data; splits may be entered using a special Split transaction that allows tracking of the parcel split history
Greenbelt Land Entry	Market and use values entered on the same screen; redefining market value for use value purposes required for non-rural land codes	Market and use value entries on separate tabs; although separate market and use value entries will result in additional data entry when the market value is based on rural land codes, redefining market value for use value purposes will no longer be required for non-rural land codes; facilitates use of straight unit price values for market while maintaining detailed land breakdown for use value
Rollback Taxes	CAAS III - Rollback taxes calculated manually and entered into system; CAAS IV - Support for calculation of rollback taxes when user enters the specific land entries for each year on the Rollback screen; can also be calculated manually and entered into system	Support for calculation of rollback taxes using the land entries in the system from prior years; user only needs to enter number of acres being rolled back on each entry, then system computes rollback amount; can also be calculated manually and entered into system

Function	CAAS III/IV	IMPACT
Multi-Class Parcels	Handled using a separate parcel with a different special interest number for each class; generates separate assessment change notices and tax bills	Can assess individual buildings, outbuildings or land entries to different classes on the same parcel, eliminating the need for separate parcels; one change notice and tax bill would be produced for the entire parcel; existing separate parcels from CAAS will be placed into IMPACT in conversion, so moving to this new approach would be at the county's discretion
Tax Freeze	Tax Freeze handled oustide of CAAS; frozen values manually entered to Tax Freeze System and must be updated annually by Assessor; frozen and non-frozen portions for partial freezes must be recalculated manually in reappraisal; base tax adjustment percentages calculated manually and entered into Tax Freeze System	Tax Freeze integrated into IMPACT; applications from collecting officials passed to IMPACT; Assessor enters frozen percentages for each land entry and improvement; frozen values calculated by the system based on those percentages; assessments passed back to collecting officials; all frozen and non-frozen portions recalculated automatically in reappraisal; base tax adjustment percentages calculated and applied by system when approved by user
Appeal Tracking by Assessor	Yes	Yes

Personal Property

Function	CAAS III/IV	IMPACT
PP Data Entry	CAAS III - Original cost for owned items entered on 2 screens with fields displayed for each group and year, leased and nonstandard property entered as line items; CAAS IV - Original cost for owned items entered on 1 screen with fields displayed for each group and year; leased and nonstandard property entered as line items	Owned, leased and nonstandard property only for each group/year having cost reported are entered as line items in a grid view (similar to a spreadsheet view)
PP Value Calculation	In accordance with state law	In accordance with state law (same as CAAS)
PP Audit Tracking	Yes	Yes
Appeal Tracking by Assessor	Yes	Yes
Personal Property eFiling	No electronic filing of Personal Property schedule or asset list data	Electronic filing capability provided for Personal Property schedule and asset list data

Code Comparison

Some Examples of Codes Remaining the Same in IMPACT
Property Type (plus new code 99 for OSAP properties)
Improvement Type
Building Subarea codes (plus additional codes for OBY)
Exterior Wall
Heating & A/C (Res)
Land Description / Land Type
Land Location / Type of Access (A,B,C,D)
Sale Accept/Reject and Vacant/Improved
Land Use
Other misc codes (Topo , Road Type, etc.)
PP Account Status (plus new IDB code)
PP Assessment Type (plus new Audit Forced code)
PP Business Codes (match CAAS IV codes)

Some Examples of Codes Changing in IMPACT
Utilities - Water/Sewer, Electricity and Gas/Gas Type
Building Quality / Grade
Building Condition
Heating & A/C (Com)
OBY (Extra Feature) codes - 3 letter codes